

Boulder River Legacy

150.0 Acres

Sweet Grass County, MT

\$1,799,999



HAYDEN  OUTDOORS.

Boulder River Legacy Ranch

TOTAL ACRES:

150.0

PRICE:

\$1,799,999

COUNTY:

Sweet Grass County

CLOSEST TOWN:

Big Timber, MT

Activities & Amenities:

Cattle/Ranch
Development Potential
Equestrian/Horse Property
Fishing
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Irrigation
Stream/River
Water Rights
Water View
Waterfront

Property Summary

Situated on the banks of the Boulder River approximately 15 miles south of Big Timber, Montana, the Boulder River Legacy Property offers 150± acres of southcentral Montana sporting lifestyle.

Land

Fishing enthusiasts will be thrilled to discover the 1/2 mile of world-class trophy trout river frontage on the property. This legacy property is nestled at the confluence of the West Boulder and Main Boulder Rivers. The private rolling terrain offers many exclusive building sites with mountain views.



Land Details:

Address: 153 B Main Boulder Road,
Big Timber, Montana 59011, USA
Closest Town: Big Timber
Total Acres: 150.00
Deeded Acres: 150.00
Leased Acres: 0.00
Elevation: Sloping
Irrigated Acres: 67
Water Rights: Yes
Estimated Taxes: \$200 - 2024
Source of lot size: Assessor/Tax Data



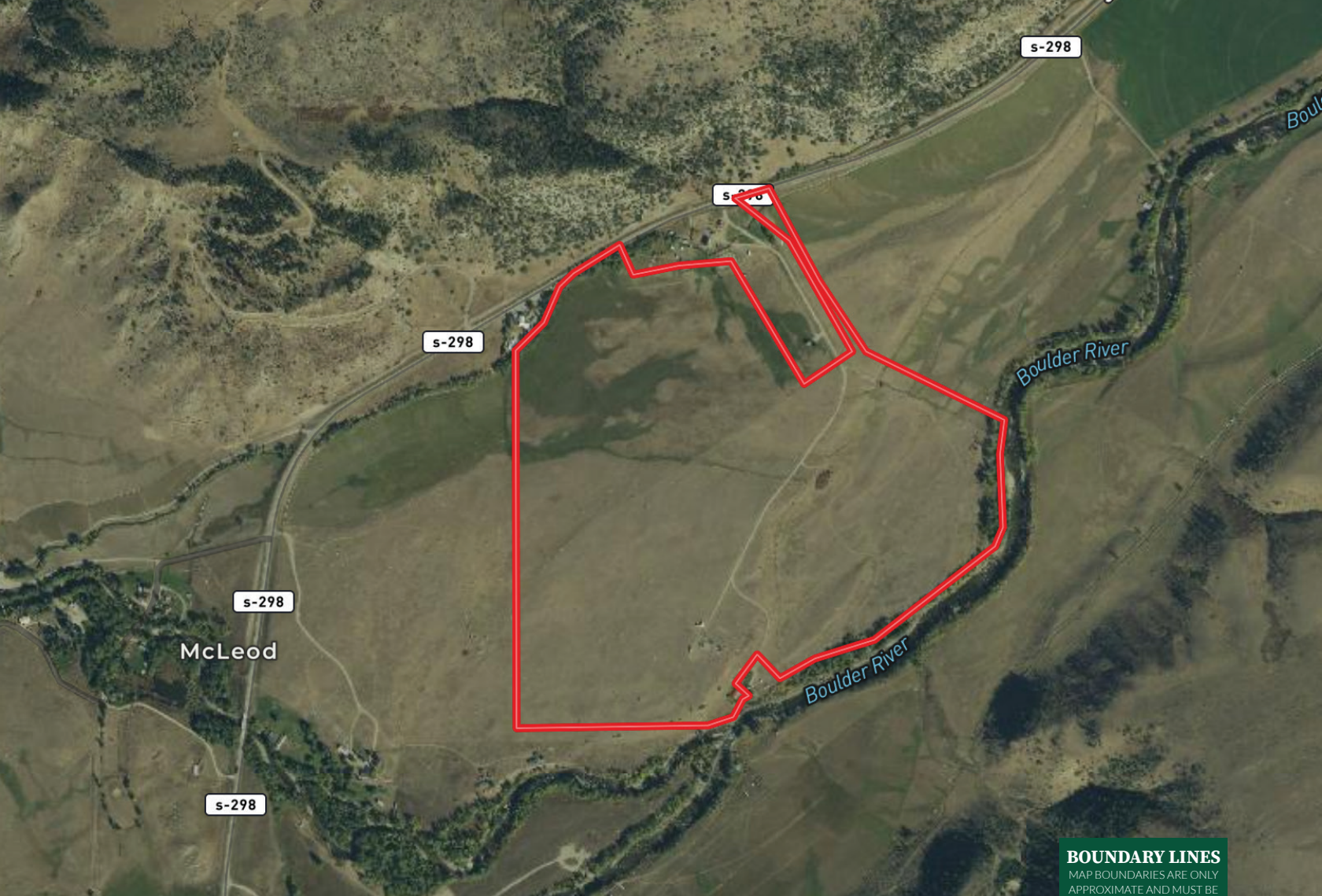


Improvements

The property offers electric onsite and a well rated at 20 GPM. Excellent access off of Highway 298 south of Big Timber. There is a water right with this property allowing for about 67 acres to be irrigated, which will convey to the new buyer. Closely held and rarely available, Boulder River Legacy Property presents a rare opportunity to purchase property in the Boulder River Valley, one of the most sought-after areas in the Rocky Mountain region. Call for a private showing

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Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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